



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

ISRD 130/13

MINUTES FOR THE MEETING OF TUESDAY, July 9, 2013

Time: 4:30pm
Place: Bush Asia Center
409 Maynard Avenue S.
Basement meeting room

Board Members Present

Ching Chan (CC)
Candace Chin
Miye Moriguchi
Martha Rogers (MRG)
Marvin Rosete, Chair
Joann Ware, Vice Chair

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Sue-May Eng

070913.1 APPROVAL OF MINUTES

June 25, 2013

MM/SC/CC/MRG 4:0:0 Minutes approved as amended.

070913.2 CERTIFICATES OF APPROVAL

070913.21 Boiling Point
610 5th Ave. S. – Uwajimaya Village
Applicant: Nick Clay, Sima Marketing

Ms. Frestedt explained the proposed business identification signs consisting of two (2) illuminated wall signs featuring pan channel letters and halo illumination (dimensions: 22" h x 10' w); and, one (1) two-sided blade sign featuring a Di-bond sign face with vinyl decal graphics (dimensions: 35" h x 18" w). Exhibits included plans, photographs and material samples. The proposed signage will replace existing signs in the proposed locations. This building is a non-contributing outside the Asian Character Design District.

Ms. Moriguchi disclosed that her family owns the building and said that she would be recusing herself.

Applicant Comment:

Nick Clay, Sima Marketing, explained that three existing signs will be replaced with pan channel letters with plastic faces and internally lit with LED. He said the raceways for the electrical will be hidden and painted bronze to match the wall behind. He said that the blade sign will be double sided and non-illuminated. He said it will have a dibond face and aluminum frame; it will be bolted to existing location.

Responding to clarifying questions, Mr. Clay said that the channel boxes are aluminum; only the white letters will be illuminated. He said that the red on the logo will light up. He said that the non-illuminated blade sign is made of durable red dibond with vinyl cut out letters.

In response to a question about attachment, Mr. Clay explained that they will try to reuse the same installation plate that is there and will go into the mortar.

Ms. Frestedt commented that new penetrations should be through the mortar to minimize impact.

Public Comment: There was no public comment.

Board Discussion:

Ms. Rogers said that the proposal is appropriate and straightforward.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage, as proposed.

The proposed signage meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines**:

SMC 23.66.338 – Signs

ISRD Design Guidelines for Signs

II. Design Guidelines

A. BUILDINGS WITH MULTIPLE TENANTS: The following design guidelines apply to buildings with multiple tenants:

1. All signs on a single building shall be coordinated as to size, shape, color and location. They shall be of shapes, colors, and textures compatible with each other and with the architecture and exterior finish materials of the building.

C. INTERNALLY LIGHTED SIGNS IN ALL LOCATIONS: The color of the cabinet or "box" shall be compatible and integrated with the building face to which it is attached.

Secretary of the Interior's Standards

#10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/MRG/CC 3:0:1 Motion carried. Ms. Moriguchi abstained.

Ms. Chin arrived at 4:45 pm.

070913.22

Higo Garden

600 S. Jackson St. – Jackson Building (Chiyo's Garden)

Applicant: Cassie Chinn, Wing Luke Museum

Ms. Frestedt explained the application for proposed renovation of the garden/courtyard behind the Jackson Building, including removal of a chain link fence along the alley, an interior railing; and plantings (bamboo, shrubs, a Yucca plant and a cedar tree). The existing nashi tree and rhododendrons will remain. The addition of the following: landscaping (flower and moss gardens); cedar decking and bench seating; a cedar fence along the alley and a cedar railing on the interior; artwork (12 sculptural forms on the ground plane and a wooden mural attached to the cast concrete wall on the south façade of the adjacent NP Hotel to the north of the courtyard); and, a powder coated metal sign and bulletin board to be located near the fence along the alley. Exhibits included photographs, renderings, plans, construction documents, and samples.

Ms. Frestedt explained that the Jackson Building was constructed in 1932. It is listed as a contributing property to the National Register District. The building is located within the Asian Design Character District. The courtyard and garden have been continually used by the Murakami family since the building was constructed. The adjacent NP Hotel (to the north) was constructed in 1914. It is also a contributing property within the District. The ISRD Board received project briefings in March and April 2013.

Applicant Comment:

Cassie Chinn, Wing Luke Museum, started her presentation by thanking the board for their feedback on the evolution of the design. She provided background, summary and evolution of the design, which she explained, is part of a plan to build up Japantown. She provided context of the garden on the site and said that historically it was a flower garden for the owners of the Higo Variety Store and play area for Skippy the dog. She said that Chiyo, the Murakami family's second oldest daughter died from tuberculosis in her early 20s. She said that they approach the garden with the spirit of the bright and lively time in Japantown.

Ms. Chinn said that they have met with community members – Jackson building business owners, current building owners Paul and Craig Murakami, long time community stakeholders, and SPD's Francisco Tello who provided information on security and safety, SDOT, and David Ohashi, regarding plantings. She said they have connected with InterIm who manages the NP Hotel and they are working to build ownership of the garden with the NP Hotel residents for

‘eyes on the garden’. She said that existing bamboo will be removed to create greater visibility into the NP community room.

Board member Ching Chan disclosed that she was consulted early on due to her work with the historic alley revitalization. It was noted that Ms Valerie Neng, from InterIm, was consulted as a liaison for the NP Hotel.

Ms. Frestedt said that she did not see a need for Ms. Chan or Ms. Ware to recuse themselves because there is no financial impact for them or their employers as a result of this proposal; she confirmed that Ms. Chan and Ms. Ware were not involved in the design or decision- making regarding the project. Fellow Board members agreed that they should not have to recuse themselves.

Yuko Kunugi, a member of the design team, reported the fence design symbolizes the total population of Japanese and Japanese Americans in Japantown over time, from 1896 to 2013. She said that signage will feature a QR code that shares stories particularly about the decline in population due to internment during WWII. She said that the existing fence is 8’ with 4 ½’ of barbed wire at the top. She said the proposed fence will be 10 – 12’ because of safety and security concerns. She said noted the tradeoffs between decreased lighting and public safety and added that it will not be a negative impact to the alley. She said that a structural engineer recommended reduction of the size of horizontal members to prevent people from climbing over it.

Rumi Koshino, lead artist, explained that the toad stool-shaped sculptures will be red cedar painted with latex house paint and thinner. She said that the paint will start midway and will gradually change from thin layer to thicker layer. She said that the sculptures will then be coated with three coats of water base varnish and sanded between each layer. She said the paint is an acrylic base paint.

Mr. Rosete arrived at 5:00 pm.

Ms. Koshino said that the sculptures will be permanently installed. She explained that flowers were carefully picked to grow in this environment and noted that the Japanese Bellflower is in the Murakami family crest. She noted characters in the mural including old signage/advertising for the Higo Variety Store (original sign at Wing Luke Museum).

Responding to questions Ms. Chinn explained that sculptures will be installed via below deck mount threaded rod or hollow space with epoxy. She said they are working with a wood sculptor for guidance on the best way to install the pieces. She said the intent is for the sculptures to be used as seating and noted the way they ‘jump’ toward the frog and increase in height. She said that the blue sculptures represent other Murakami family members and the red sculpture represents Chiyo.

Ms. Chin asked about the durability of the wood and the paint.

Ms. Koshino said that it is house paint with thinner which looks stain-like and shows the grain of the wood. She said that three coats of varnish will protect the wood.

Ms. Kunugi said that the wooden deck recalls Seattle’s historic wood boardwalks.

Ms. Chinn commented on their relationship with the Murakamis and noted they have created a Memorandum of Understanding (MoU) for ongoing use of the garden for walking tours and events. She said the MOU includes a maintenance plan.

Ms. Kunugi said that design built irrigation is planned in the flowering area. Responding to board questions she explained that the 1 x 2" cedar fence slats will be spaced at 4" on center. They will leave the openings as big as possible.

Ms. Chinn said that Officer Tello said that transparency from the alley into the garden is important because it provides natural surveillance.

Responding to clarifying questions Ms. Kunugi explained that the sculptures weigh approximately 200 lbs, but are not solid wood – that they will glue wood blocks, turn and lathe to form the sculptures. She said the method of joinery is Japanese. She showed on the plan where lighting will be – next to the sculptures and one next to the nashi tree.

Ms. Chinn said that no other lighting is planned at this time – the artwork is the focal point. She said that lighting is simple now out of concern for light pollution to residents but that there are placeholders for future power in the garden and there is already power on the Jackson Building. She said that there are possibilities for lighting in the alley that would tie in with the garden.

There was discussion about the lifespan and weathering tendencies of cedar. Ms. Kunugi said that they selected a thicker cut of wood for the deck to increase the durability and lifespan.

Public Comment: There was no public comment.

Ms. Ware commented on the very thorough drawing set and appreciated the presentation. Fellow Board members were in agreement.

Ms. Rogers thanked the applicants.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design and landscaping, as proposed. This action is based on the following:

The proposed landscape design meets the following sections of the **International Special Review District Ordinance and applicable Guidelines:**

SMC 23.66.030 Certificates of Approval – Application, review and appeals

Secretary of the Interior's Standards for Rehabilitation

#9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/MM/CC 6:0:0 Motion carried.

070913.23 Ms. Frestedt stated that the Board's review of the First Hill Streetcar Platform application was postponed until the meeting of July 23, 2013, at the request of the applicant.

070913.3 GUIDELINE REVISION WORK SESSION

Board review of existing design guidelines and discussion of proposed revisions.

Discussion included the following sections of the draft: Site Design (paving, street lights, street furniture, artwork) and Building Design (transparency and lighting).

Following up on a discussion and questions raised during the last revision session, Ms. Frestedt stated that her intent is for the guidelines to apply to the district as a whole, instead of subdivided them to address specific parts of the District, such as the Asian Design Character District. She said that instead of separate sections, the guidelines will reference sections of the Land Use Code, where additional criteria may apply, with the intent of helping applicants to understand the connections between the guidelines and the code requirements. She said that it may be useful to include the map in the Land Use code that addresses the additional overlays within the District (Asian Design Character District, Street Level Retail Requirements, Green Streets, etc.).

The discussion turned to the section on Specific Guidelines I. Site design and the subsections that followed. Ms. Frestedt said that she consolidated sections of the draft that seemed to be repetitive in the previous draft.

The Board reviewed the general characteristics listed under Side Design and discussed some revisions to be more inclusive of changes within the right of way.

Ms. Frestedt said that alterations/changes to public spaces are part of board jurisdiction and she recommended including a preference for consistency in features within the right-of-way – e.g. benches and trash containers. She suggested that street lights, shelters, art work in the right-of-way will be collapsed into one subsection. Board members discussed pedestrian light fixtures. Ms. Frestedt noted text that stated a preference for fixtures 'such as Broadmore-style lantern fixture or similar style.' Board members noted there should also be consistency of design and color.

Ms. Rogers asked about parking.

Ms. Frestedt said that Seattle Municipal Code 23.66.342 – Streets and Sidewalks doesn't provide specific direction for the Board to about on-street parking. She said the jurisdiction lies within the Dept. of Transportation, but that the Board may weigh in on proposed changes.

Ms. Frestedt summarized changes made to subsection 3. Street Lights, Transit Shelters and Public Artwork. She that board review of artwork covers compatibility of material, colors, method of attachment and scale. She said duration of art installation is outside of the Board's purview and consideration of "temporary artwork" could be problematic in terms of precedent for other exterior alterations or proposals within the District. She said enforcement based on approval for a limited timeframe could be challenging. She said that the Board should consider the appropriate nature of an art piece based on the other criteria listed above.

There was discussion about transparency and a desire to include within the draft a preference for maintaining street level transparency throughout the District. Window treatments could still be considered on a case-by-case basis. Clear verbiage would help with enforcement.

Lighting section – discussed placement, fixtures and quality of light. Multiple storefronts on a building and each one might want different lighting – include a preference for consistency on an individual building and compatibility with adjacent buildings. Board members discussed whether or not providing a range (in Kelvin) in the guidelines would be relevant and helpful. Specifying quality of light was suggested, echoing verbiage in the Pike Place Market Guidelines – ‘warmth and quality of historic light in district’. Lighting should enhance building rather than wash out architectural features. Glare should be considered.

070913.4 BOARD BUSINESS

Discussion of Seattle University class report on ghost signs in the Chinatown International District and Pioneer Square.

Ms. Frestedt provided an overview of the project conducted by Seattle University students completed for a community design course. She said that the students created an inventory of ghost signs in Pioneer Square and the Chinatown International District providing archival history of photos, historical documents and photos of the signs today. She said the students looked at 15 cities – how they address ghost signs. She said they included a ranking system to assess quality. She said a history of sign painting as art form was included as well as history of sign painters union. She said that the students discovered that most cities don’t have specific policies regarding ghost signs and let them fade naturally. She said that a case study in Ft. Collins, Colorado repainted small portions of a Coca Cola sign and left much in current condition – the sign still reads as old sign but is legible. She said that report provides a baseline for condition of signs now and an inventory of existing signs. Hard copies and a digital copy will be on file in the Dept. of Neighborhoods for public accessibility.

Adjourn 6:43 pm

Rebecca Frestedt, Board Coordinator
206-684-0226
rebecca.frestedt@seattle.gov